

This instrument was prepared by

1516

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Ala. 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE Dollar and love and affection

~~DOES~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Josephine W. Etress, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

James L. Blankenship and wife, Essie Mae Blankenship

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said section a distance of 1139.81 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.35 feet to the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 24 North, Range 15 East; thence turn an angle of 90 deg. 49' 57" to the right and run South along the East line of said $\frac{1}{4}$ Section a distance of 325.00 feet; thence turn an angle of 44 deg. 42' 22" to the right and run a distance of 710.81 feet to the NE R.O.W. line of Shelby County Highway No. 47; thence turn an angle of 94 deg. 03' 52" to the right to the Tangent of a R.O.W. curve; thence run along said R.O.W. curve (Whose Delta angle is 3 deg. 50' to the left, Radius is 1127.54 feet, Tangent distance is 37.73 feet, length of arc is 75.42 feet) to the P.C. of said R.O.W. curve; thence continue in the same direction along said R.O.W. line a distance of 280.52 feet; thence turn an angle of 90 deg. 00' 00" to the right and run a distance of 801.24 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 7.05 acres.



19741217000060540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/17/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16th day of December, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Josephine W. Etress (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josephine W. Etress, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, A. D., 1974

Notary Public.